All correspondence relating to this instrument should refer to U.S. Navy Identification Number N40085-12-RP-00077

This instrument was prepared by the Naval Facilities Engineering Command, HQ, 1322 Patterson Ave, SE STE 1000, Washington DC 20003 for NWS Earle

SIXTH MODIFICATION TO LEASE N40085-17-RP-00077 BETWEEN THE UNITED STATES OF AMERICA AND BEN MOREELL SOLAR FARM, LLC

THIS SIXTH MODIFICATION, effective the 21st day of June 2019, by and between the UNITED STATES OF AMERICA, acting by and through the Secretary of the Navy, hereinafter referred to as "Government," and Ben Moreell Solar Farm, LLC, hereinafter referred to as 'Lessee"

WITNESSETH

WHEREAS, Government and Lessee entered into that certain Lease N40085-17-RP-00077, dated as of 8 June 2017, as amended and modified by that certain First Modification to Lease N40085-17-RP-00077, dated June 14, 2018, by that certain Second Modification to Lease N40085-17-RP-00077 dated December 20, 2018, by that certain Third Modification to Lease N40085-17-RP-00077 dated February 19, 2019, by that certain Fourth Modification to Lease N40085-17-RP-00077 dated March 20, 2019, and by that certain Fifth Modification to Lease N40085-17-RP-00077 dated March 20, 2019 ;

WHEREAS, the parties have agreed together to commence construction activities as described below;

NOW THEREFORE, in consideration of the terms, covenants, and conditions hereinafter set forth to the mutual benefits to the Government and to the Lessee, the parties hereby agree that said Lease is modified and amended as follows:

1. Effective on the date of execution of this modification, the Government hereby issues the Phase 2-Full Notice to Proceed to Lessee pursuant to Section 8.3.5 of the Lease authorizing the Lessee to proceed with the following activities ONLY, and no others, on the Leased Premises:

   Phase 2 (as further described in Attachment 1): In addition to the construction activities permitted under previously executed lease modifications , Phase 2 NTP will include all work required for the construction, interconnection, energization,

commissioning, and operation and monitoring of the PV system (including work inside of the IDB boundary), in a manner consistent with the 90% design documents/plans, which have been reviewed and approved by the appropriate Navy personnel. NTP activities will include , installation of solar support system including driven post foundations, racking super structure, and installation of solar panels with associated wiring, installation of combiner boxes, underground electric conduit and wiring, installation of inverters and transformers, installation of interconnection equipment including switchgear, utility poles, and pole mounted equipment, installation of data monitoring systems and controls, and site restoration.

2. Consent for the above activities is provided by Naval Weapons Station (NWS) Earle Public Works Officer (PWO), on behalf of the Real Estate Contracting Officer (RECO), as it pertains to each of the activities accepted in the required work plan, dig permit, project schedule, scope and design for the work that Lessee intends to perform onsite, and the RECO has approved the issuance of this Phase 2 NTP. Copies of all required construction permits have been delivered to and will be kept on file by the Government.

3. Except as expressly amended and modified hereinabove, all other terms and conditions of the Lease N40085-17-RP-00077 shall remain in full force and effect.

EXHIBITS: Exhibits of this Modification are set forth below and are hereby added to the Lease in reference unless otherwise specified:

a) *Exhibit 1 – Work Plan and Scope*
b) *Exhibit 2 – Ben Moreell Solar Farm Construction Plan*
c) *Exhibit 3 – Solar Construction Schedule*
d) *Exhibit 4 – 90% Design Submission*
e) Exhibit 5- NOSSA/DDESB Approval Letter

All other terms and conditions of the Lease shall remain in full force and effect.

--Signatures provided on next page--

In witness whereof, the parties hereto have executed this modification effective as of the day and year first written above.

UNITED STATES OF AMERICA, acting by and through the Secretary of the Navy	BEN MOREELL SOLAR FARM, LLC
[redacted]	
Date: 6/21/2019	Date: 6/20/2019

EXHIBIT #1

Scope: NTP-Mod #6

Work Plan & Scope
NWS Earle

Contract Number: N40085-17-RP-00077
Contract Title: Renewable Energy Program Office Project NWS Earle
Work Plan and Scope for NTP Activities

BEN MOREELL SOLAR FARM, LLC respectfully submits the following work plan and scope for the requested Notice to Proceed (NTP) activities for review.

Modification 5 dated April 26th 2019 granted Lessee Phase 1 Limited Notice to Proceed which allowed Lessee to proceed with construction of the PV system outside of the IDB boundary. This Modification 6 grants full NTP authorizing Lessee to proceed with the PV installation without restrictions [redacted] (Phase 2 NTP) as described in Exhibit 1.

The NTP activities to be conducted by will include, installation of solar support system including driven post foundations, racking super structure, and installation of solar panels wit associated wiring, installation of combiner boxes, underground electric conduit and wiring, installation of inverters and transformers, installation of interconnection equipment including switchgear, utility poles, and pole mounted equipment, installation of data monitoring systems and controls, and site restoration

The attached Exhibits describe in detail the work that will be done.

- *Exhibit 2 – Ben Moreell Solar Farm Construction Plan*
- *Exhibit 3 – Solar Construction Schedule*
- *Exhibit 4 – 90% Design Submission*
- *Exhibit 5- NOSSA/DDESB Approval Letter*

Exhibit 2

Ben Moreell Solar Farm

Naval Weapon Station Earle
20 MW (AC)

CONSTRUCTION PLAN

Prepared for:

Naval Weapon Station Earle

Prepared by:

2045 Lincoln Highway
Edison, New Jersey 08817

March 20, 2019

Project Background

Conti Solar, LLC ("Conti") has been awarded rights for a long-term lease with the Naval Weapon Station Earle and the United Sates Navy ("Government") for the development and construction of a solar electric generating facility. The project was named after Ben Moreell, the distinguished Navy Admiral and father of the Navy's Seabees and will be a 20MWac ground mounted solar facility that is connected to Jersey Central Power and Light ("JCP&L") distribution system and will sell wholesale power (collectively "Project"). From the time that the Government and Conti entered into the lease agreement in 2017, various development activities have occurred including wetlands and environmental investigation and grid interconnection studies.

Site Description

The facility is located on a portion of a property located on the NWS Earle in Colts Neck, New Jersey. The site is comprised of a single parcel of approximately 100 Acres and is accessible at gate PG-13 on Hamilton Rd. The site is on the Northern limit of the NWS Earle Base and the shares borders with Stavola Paving's quarry and asphalt plant.

[redacted]

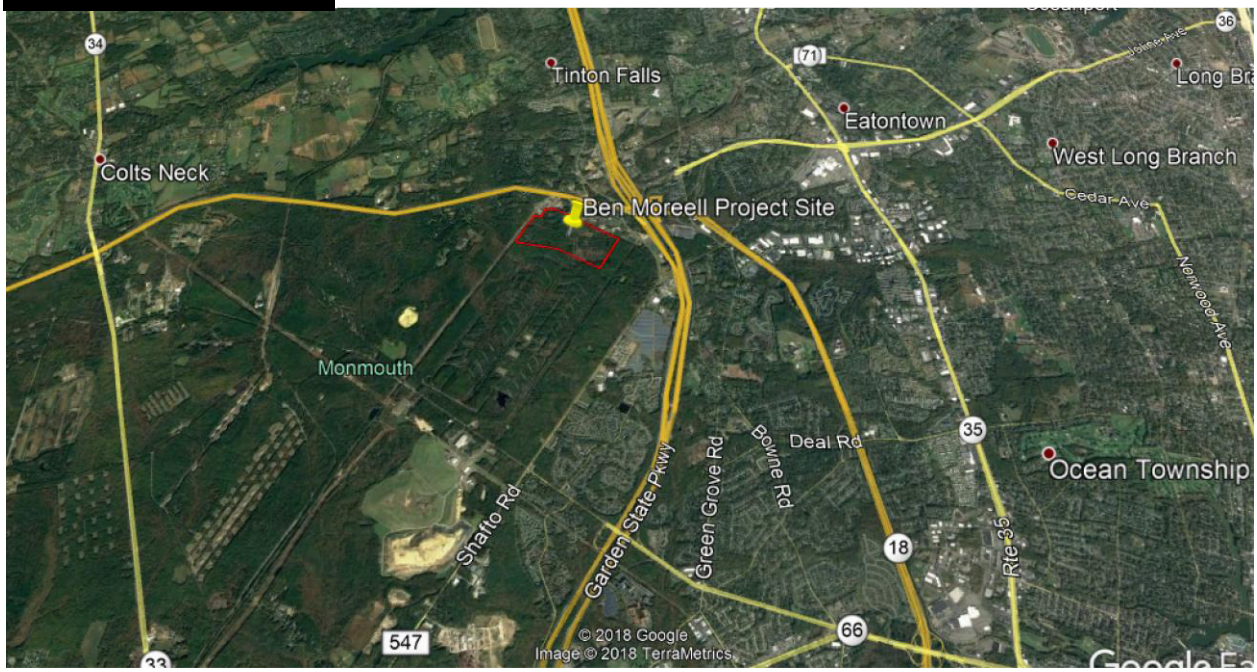


Figure 1 – Site Vicinity Map (Major Highways)

Plan Objectives

This construction plan will address the sequence of operations to be performed in the construction of the solar project. In addition to the sequence of operations for constriction, this plan will also address site security, safety and environmental concerns for each step of the project. All work performed in the construction of this solar facility will take place within the lease boundaries. Most of the work occurs on the lease property and outside of the secured area. However, there are several activities that will occur within the lease boundaries and inside the secured area. These activities will be addressed separately from the normal solar construction activities due to the security requirements for working with in this area.

The clearing of the project site and installation of permanent security fence and gates has been addressed in our previously submitted Access Plan dated November 30, 2019 and approved on January 2, 2019.

Construction Phases

The solar project will be constructed in two phases, and both phases will be constructed in accordance with the Construction Sequence described in the next section.

Figure 2 – [redacted] Drawing

Phase 1 – Construction [redacted]

Upon issuance of a Limited Notice to Proceed under the lease, Conti will begin construction of all solar facilities [redacted] in addition to the generator tie line and interconnection facilities [redacted] subject to Ben Moreell Solar Farm's easement with the US Navy. [redacted]

Additionally, Conti may begin constructing access roads on the area [redacted] during Phase 1 as we are approved to do so under the previous Limited Notice to Proceed that authorized Conti to begin tree clearing, fence installation, site work, and access road installation.

Phase 2 – Construction [redacted]

Upon receive of [redacted] final approval, a final Notice to Proceed under the lease will be issued, and Conti will begin construction of all facilities [redacted] in addition to completing the activities described in Phase 1. [redacted]

Construction Sequence

1. Mobilization and survey
2. Construction of access road
3. Unloading of materials
4. Underground conduit and equipment pads
5. Post installation
6. Racking installation
7. Module installation
8. DC Wiring and combiner boxes
9. Setting equipment – inverters and transformers
10. AC conduit trenching, switchgear pad construction, switchgear Installation and testing (this working will be performed in the secured area)
11. Testing (Prior to energization)
12. Interconnection from the utility
13. Commissioning of PV System

General

All activities discussed in this Construction Plan will occur after the site clearing of the Leased property has been completed and the security fence has been installed. Upon acceptance of the security fence installation from the Government, Conti will begin mobilization to the project site. Access to the Lease Property for all work activities will be using Gate PG-13.

Mobilization and Survey

Mobilization of the project site will include delivery and placement of storage containers for tools and a temporary project office trailer. Conti will also construct a parking area for the workforce to safely park their vehicles.

Conti will also begin survey work for the layout of the solar racking system. This includes survey stakes at the end of each row of posts along with intermittent stakes to help keep proper alignment of the posts during installation. Surveyors will also establish where the equipment pads for the inverters and the switchgear are to be constructed. Survey will also confirm proper location of all components of the solar PV System to ensure these items are placed with in the leased property, while maintaining all proper set backs from environmentally and historically sensitive areas.

Construct Access Road

The access road will be constructed from Gate PG-13 to Array 2, from Array 2 to Array 1 and from Array 2 to Array 3. Once the location of the access road has been located by survey, filter fabric will be placed followed by the installation of the stone access road. The access road will be built

using an imported stone aggregate or recycled concrete product. All material will be delivered to Gate PG-13 and then dumped at the appropriate location. Material will be placed using a small dozer and compaction roller.

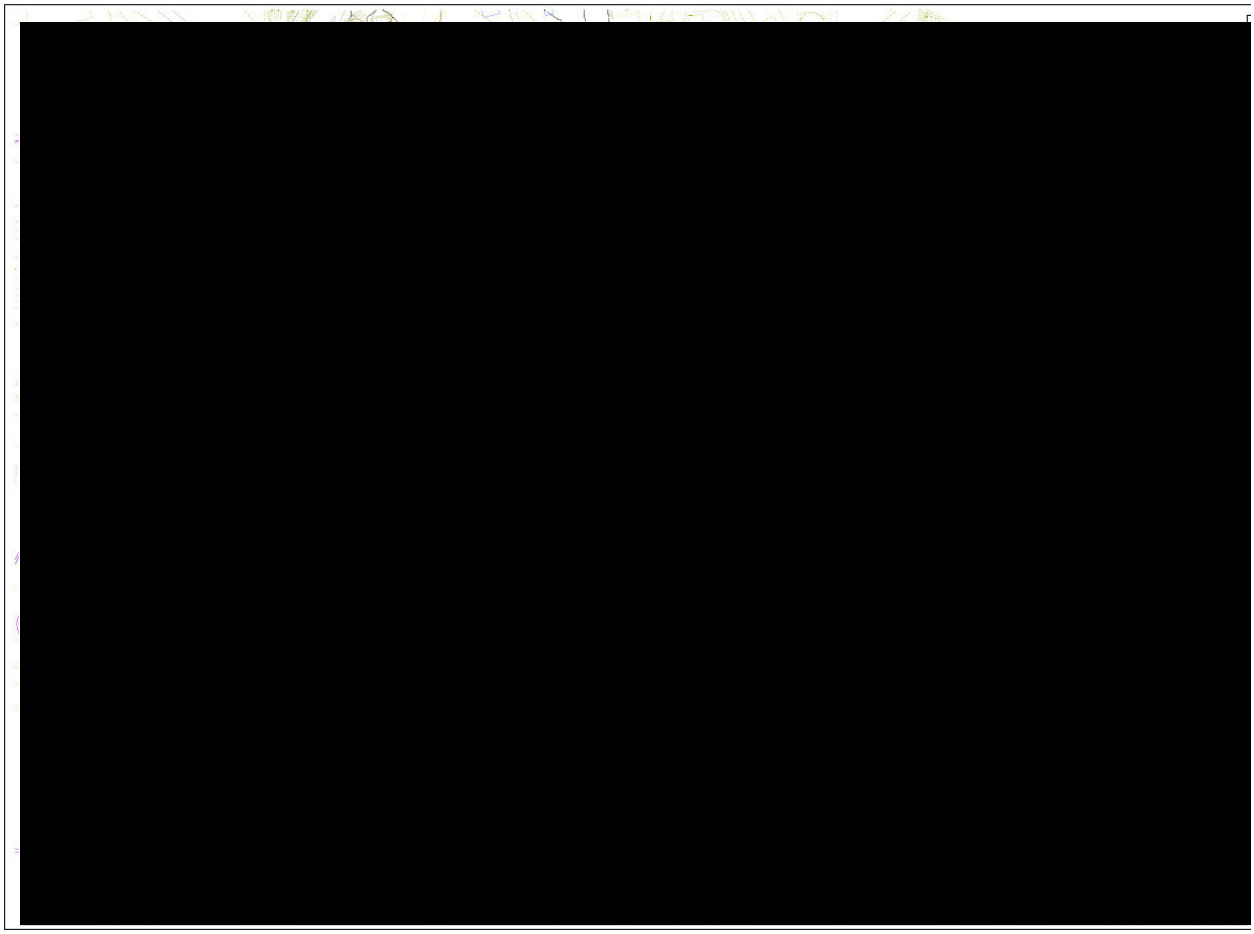


Figure 3 – Array layout

Unloading of Materials

All materials for the construction of the solar facility will be delivered through Gate PG-13. All delivery trucks will be required to sign in at the field office trailer to have the load inspected and to wait for an escort onto the project site by Conti personnel. Delivery trucks will be brought into the arrays and unloaded along the access roadway. Material will then be transported by skid steers to point of installation. This material includes, but not limited to; posts, racking, modules, combiner boxes, conduit, wire and cables. All delivery trucks will then be escorted back to gate PG-13.

Underground conduit and equipment pads

Conti Solar

Conduit installation for both DC and AC will be underground. NJ One Call, utility mark out, will be called prior to any excavation or trenching activities. Once the area has been verified that it is free from underground utilities, excavation will begin. Conduit depth will be as specified on the approved construction drawings. Proper depth of the conduit will be verified and documented before backfilling of the trench. All backfill material will be free from rocks and other garbage/debris. Magnetic utility marking tape will be placed above the conduit prior to backfilling. Trench will be compacted as per the construction documents.

Equipment pads will be located by survey prior to excavation. Equipment's pads will be designed to account for the specific equipment that will be placed on each of the pads. Clean stone will be placed at the bottom of each pad prior to installing the formwork and rebar. Proper spacing of rebar and location of conduit penetrating the pad will be verified prior to pouring concrete. Concrete cylinders will be taken by an independent testing company to verify the strength of the concrete.

Post and racking installation

Once the posts have been laid pout by the survey, post installation will begin. Post will be installed using a post driving machine. Posts will be "pounded" into the ground until the required embedment depth is reached. The required embedment depth will be shown on the structural design drawings. Posts will be checked for levelness and plumbness prior to the work crew moving on to the next post.

Racking installation will immediately follow the post installation. Racking will consist of installation of the top chord, bracing, purlins and module mounting rails. All bolts will be tightened to secure racking in place. Once all the modules are installed, a crew will return to the racking to "square" the racking and then torque all bolts as per the manufacturer's recommendation. All bolts will be torqued marked once the proper torque value is reached.

Module installation

Modules pallets will be staged within the rows once the racking is completed. Modules will be placed by hand on the racking system. As the module is placed on the mounting rails, all mounting hardware will be installed to "hand tighten". All modules will be installed in a 2-portrait high manner. All modules installed within any given workday will be torqued and marked, as per the manufacturer's recommendation, by the end of the work shift. Upon installation of the modules, all pallets and packing materials will be cleaned up and properly disposed of.

DC Wiring and combiner boxes

As the installation of the racking progress, the DC wiring for the solar modules will be installed. The DC wiring connecting the modules to the combiner boxes will be installed and secured in the purlins of the racking system. All wires will be secured using UV resistant wire ties.

Combiner boxes will be installed to aluminum posts that will be driven into the ground. Combiner boxes will be secured to the posts as shown on the construction drawings.

Equipment setting – inverters and transformers

Once the equipment pads have been poured and the concrete has properly cured, as verified by the concrete cylinder breaks, equipment will be set on the pads. Equipment will be delivered and transported to the pad location. A separate lift plan will be designed by a licensed professional engineer for each piece of equipment.

AC conduit trenching, switchgear pad construction, switchgear Installation and testing

The work described in this section of the plan is located outside of the security fence previously installed by Conti to separate the leased property. Conti and its subcontractors will follow the access procedures previously submitted under our Access Plan, approved on January 2, 2019. Specifically, all Conti personnel and subcontractors will be required to be granted access using CECNAV Form 5512-1 and the NWS Restricted Area Access Request Form prior to arriving on site.

Conti will collect these forms for all persons requiring access to the site and will submit to Lt. Matthew Carmody via email at matthew.d.carmody@navy.mil at the NWS Earle for submission to:

cnic_cnrma_cvs@navy.mil (form 5512-1 only)
COLT.WPNSTAEarle_VCC@navy.mil (both forms)

All forms must be submitted fourteen (14) days in advance of the date the access is needed

The nature of the work within the secured area includes; installation of conduit, construction of the switchgear equipment pad, installing the switchgear and testing of the switchgear.

Conduit installation for AC will be underground. NJ One Call, utility mark out, will be called prior to any excavation or trenching activities. Once the area has been verified that it is free from underground utilities, excavation will begin. Conduit depth will be as specified on the approved construction drawings. Proper depth of the conduit will be verified and documented before backfilling of the trench. All backfill material will be free from rocks and other garbage/debris. Magnetic utility marking tape will be placed above the conduit prior to backfilling. Trench will be compacted as per the construction documents. There are several locations in which the electrical conduit will cross over existing drainage pipe. In this situation, the electrical conduit will be concrete encased to prevent future damage to the electric conduit if the drainage pipes need to be repaired or replace. This concrete encasement will also act a precautionary safety measure to prevent future accidents when working around the drainage pipes.

The switchgear pad will be located by survey prior to excavation. The switchgear pas will be designed to account for the specific switchgear that will be placed on each of the pad. Clean

stone will be placed at the bottom of the pad prior to installing the formwork and rebar. Proper spacing of rebar and location of conduit penetrating the pad will be verified prior to pouring concrete. Concrete cylinders will be taken by an independent testing company to verify the strength of the concrete.

Once the equipment pad has been poured and the concrete has properly cured, as verified by the concrete cylinder breaks, the switchgear will be set on the pad. The switchgear will be delivered and transported to the pad location. A separate lift plan will be designed by a licensed professional engineer for the switchgear and will meet the specifications in the NAVFAC P-307.

All medium voltage wire will have a "hi-potential" test to confirm that the system is safe. The switchgear will also undergo testing to ensure it is safe to operate. Upon completion of these test, the results will be evaluated by a 3rd party engineer.

Testing (prior to energization)

The PV system will be tested to confirm that all wires are properly installed and terminated prior to energization. DC wires will be megger tested to ensure no flaws in the wire insulation. All medium voltage wire will have a "hi-potential" test to confirm that the system is safe. The switchgear will also undergo testing to ensure it is safe to operate. Upon completion of these test, the results will be evaluated by a 3rd party engineer. If the results are satisfactory, and upon inspection of the system, this independent engineer will approve the system for energization.

Interconnection from the utility

In order for the system to be connected to the utility, the PV System must be approved by an independent engineer and the utility must have completed all of its work outside of the leased property. Once these items are completed, the interconnection will be scheduled with the utility company.

Commissioning of PV System

Once the site is interconnected, or energized, safety checked will be performed by the utility to make sure the system is safe to operate. Next power is brought to the transformers to ensure there are no issues with the transformers. After 24hr of the transformers having power run to them, inverters are powered on one at time. At this time, we also begin all start up and commissioning of the data acquisition system and supervisory control system will be powered up and commissioned to ensure proper functionality. After all electrical and data monitoring systems are fully operational, the utility will inspect the system. Upon a successful inspection, the utility will then issue a Permission to Operate (PTO).

Contractor Key Personnel

Designation/Role	Name	Contact Information
Conti Lead Developer	John Ervin	732-354-2184
Conti Director of Operation	Mike Garofalo	908-307-1535
Conti Site Project Engineer	Tyler Corso	732-609-5180
Conti Site Supervision	Dave Cygan	732-484-2343
Safety and Health Representative	Roger Wrigley	732-253-2367

Site Safety and Health

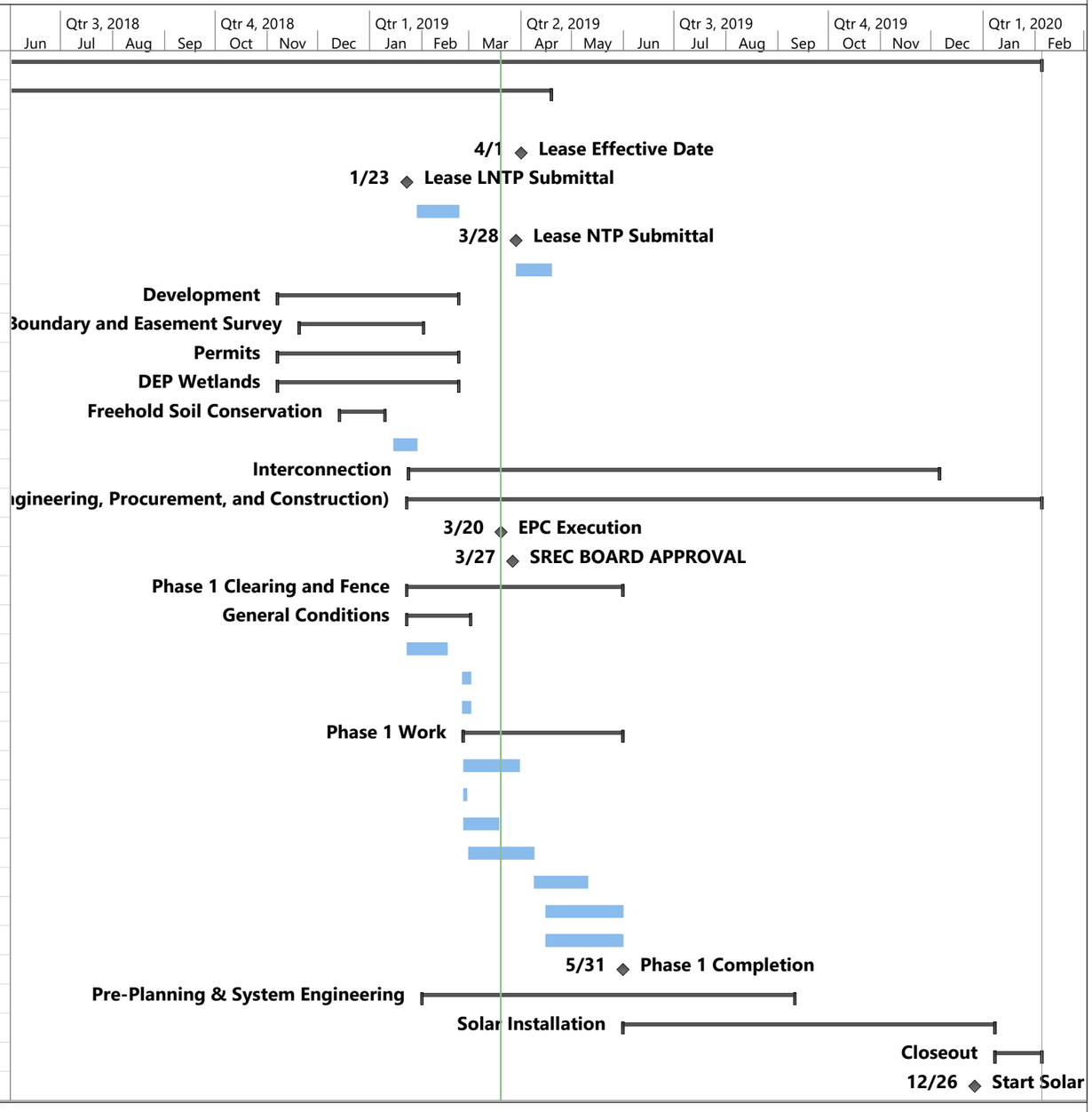
Please refer to the Health and Safety Plan for the Ben Moreell Project.

[end of document]

EXHIBIT 3

BEN MOREELL - CONTI SOLAR - CONSTRUCTION SCHEDULE

ID	Task Name	Start	Finish
1	**Ben Moreell Solar Project**	**Mon 7/17/17**	**Tue 2/4/20**
2	**Lease**	**Mon 7/17/17**	**Thu 4/18/19**
3	Lease Agreement	Mon 7/17/17	Mon 7/17/17
4	Lease Effective Date	Mon 4/1/19	Mon 4/1/19
5	Lease LNTP Submittal	Wed 1/23/19	Wed 1/23/19
6	LNTP Approval	Tue 1/29/19	Fri 2/22/19
7	Lease NTP Submittal	Thu 3/28/19	Thu 3/28/19
8	NTP Approval	Fri 3/29/19	Thu 4/18/19
9	**Development**	**Wed 11/7/18**	**Fri 2/22/19**
10	**Land - Boundary and Easement Survey**	**Tue 11/20/18**	**Fri 2/1/19**
18	**Permits**	**Wed 11/7/18**	**Fri 2/22/19**
19	**DEP Wetlands**	**Wed 11/7/18**	**Fri 2/22/19**
25	**Freehold Soil Conservation**	**Fri 12/14/18**	**Wed 1/9/19**
31	**Dig Permit**	Tue 1/15/19	Mon 1/28/19
32	**Interconnection**	**Thu 1/24/19**	**Thu 12/5/19**
35	**EPC (System Engineering, Procurement, and Construction)**	**Wed 1/23/19**	**Tue 2/4/20**
36	EPC Execution	Wed 3/20/19	Wed 3/20/19
37	SREC BOARD APPROVAL	Wed 3/27/19	Wed 3/27/19
38	**Phase 1 Clearing and Fence**	**Wed 1/23/19**	**Fri 5/31/19**
39	**General Conditions**	**Wed 1/23/19**	**Fri 3/1/19**
40	Surveying (Clearing Limits, SEC)	Wed 1/23/19	Fri 2/15/19
41	SEC Measures	Mon 2/25/19	Fri 3/1/19
42	Mobilization	Mon 2/25/19	Fri 3/1/19
43	**Phase 1 Work**	**Mon 2/25/19**	**Fri 5/31/19**
44	Clearing	Mon 2/25/19	Sat 3/30/19
45	Survey (Fence)	Mon 2/25/19	Wed 2/27/19
46	Minor Grading and Seed	Mon 2/25/19	Mon 3/18/19
47	Install Fence	Thu 2/28/19	Mon 4/8/19
48	Process and Remove	Mon 4/8/19	Fri 5/10/19
49	Grading	Mon 4/15/19	Fri 5/31/19
50	Seeding	Mon 4/15/19	Fri 5/31/19
51	Phase 1 Completion	Fri 5/31/19	Fri 5/31/19
52	**Pre-Planning & System Engineering**	**Fri 2/1/19**	**Tue 9/10/19**
72	**Solar Installation**	**Fri 5/31/19**	**Tue 1/7/20**
115	**Closeout**	**Wed 1/8/20**	**Tue 2/4/20**
119	**Start Solar Facility Operation Phase**	**Thu 12/26/19**	**Thu 12/26/19**



Project: Ben Moreell Schedule B
Date: Wed 3/20/19

Task	Inactive Task	Manual Summary Rollup	External Milestone	Manual Progress	
Split	Inactive Milestone	Manual Summary	Deadline		
Milestone	Inactive Summary	Start-only	Critical		
Summary	Manual Task	Finish-only	Critical Split		
Project Summary	Duration-only	External Tasks	Progress		

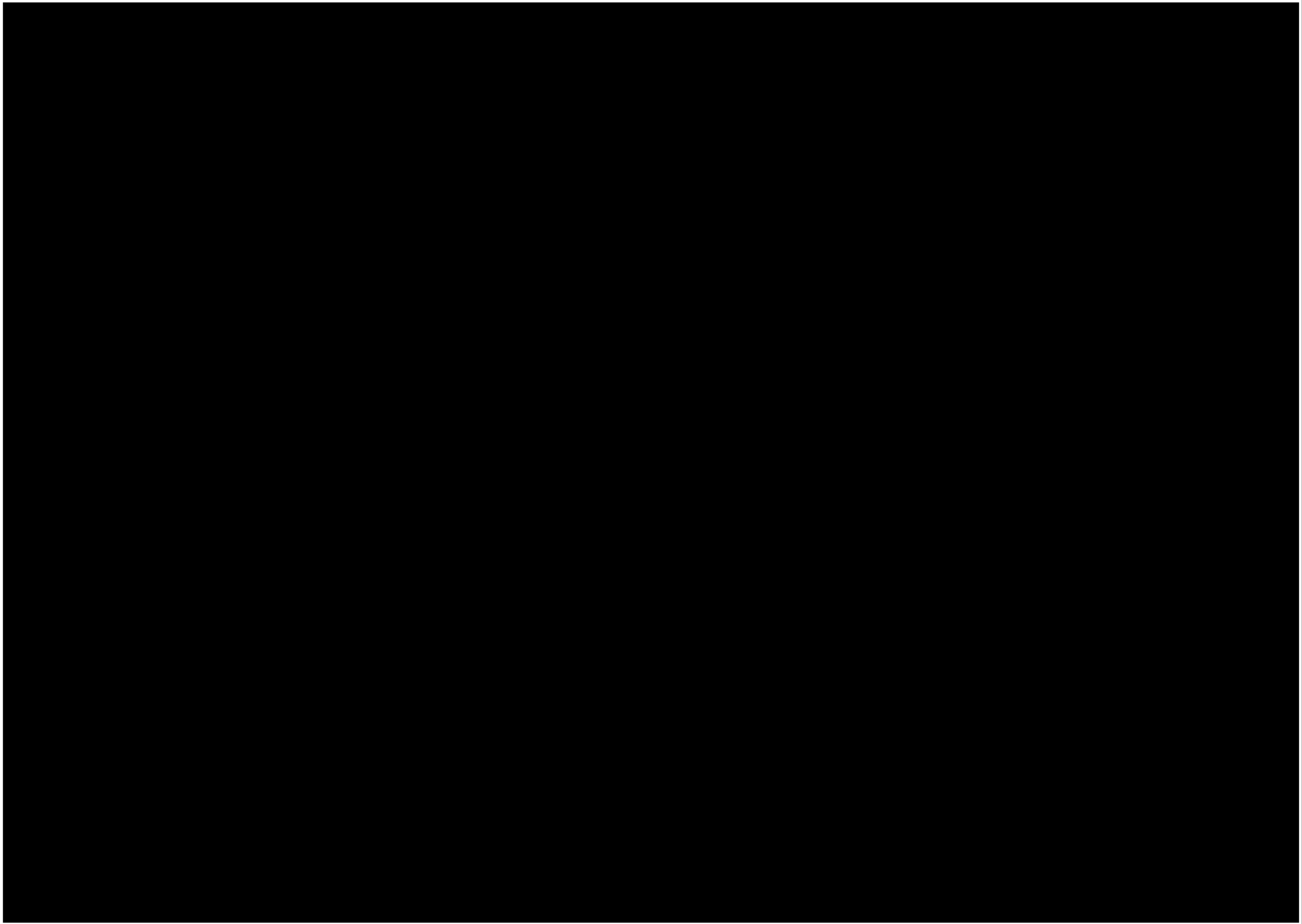


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EXHIBIT 5

DEPARTMENT OF DEFENSE EXPLOSIVES SAFETY BOARD
4800 MARK CENTER DRIVE, SUITE 16E12
ALEXANDRIA, VIRGINIA 22350-3606

DDESB-PE

MEMORANDUM FOR COMMANDING OFFICER, NAVAL ORDNANCE SAFETY AND SECURITY ACTIVITY (ATTENTION: CODE N54)

SUBJECT: DDESB Final Approval of Safety Submission for Solar Photovoltaic System, Combined Site 5 and 6, Naval Weapons Station, Earle, New Jersey [N69213/WebSAR 4889/WK-143]

References: (a) NOSSA ltr 8020 Ser N54/570 of 6 May 2019, First Endorsement on NAVFAC Mid-Atlantic WebSAR 4889/WK-143, Subject: Expedited Final Explosives Safety Site Approval Request for Solar Photovoltaic System, Combined Site 5 and 6, at Naval Weapons Station, Earle, New Jersey [N69213/WebSAR 4889/WK-143]

(b) E-mail from Mr. T. Riks (NOSSA), 16 May 2019, Subject: Earle WK-143 WS 4889

(c) Defense Explosives Safety Regulation 6055.09, Edition 1, 13 January 2019

(d) DDESB-PE Memorandum dated 11 June 2015, Subject: DDESB Preliminary Approval for Solar Photovoltaic System – Combined Site 5 and 6 – Naval Weapons Station Earle, New Jersey [N69213/WEBSAR 3514/WG-109]

The subject site plan, forwarded by reference (a) and clarified by reference (b), has been reviewed with respect to the explosives safety requirements of reference (c). Based on the information furnished, final explosives safety site approval is granted for construction of a ground-mounted solar photovoltaic system, identified as Combined Site 5 and 6, at Naval Weapons Station, Earle, New Jersey. This approval is based on the following:

a. Combined Site 5 and 6 is a non-explosives exposed site. It will be located outside of public traffic route distance (PTRD) from all potential explosion sites (PES), as required per reference (c).

b. Per references (a) and (b):

(1) The equipment owner and operator, Ben Morrell Solar Farm, LLC, has acknowledged and accepted the risk for potential damage to equipment and power disruption in the event of an accidental explosion at Navy facilities or from activities at the Explosive Ordnance Disposal (EOD) Range.

(2) Overhead electrical transmission lines associated with Combined Site 5 and 6 will be located outside of inhabited building distance (IBD) arcs from all potential explosion sites, as required per reference (c).

(3) An electromagnetic radiation (EMR) assessment has been conducted in accordance with reference (c). No EMR transmitting devices will be installed at Combined Site 5 and 6, so there are no associated EMR hazards to ammunition and explosives operations.

c. This approval supersedes preliminary approval documented in reference (d).

A copy of the complete site plan package and this approval letter must be maintained as a permanent record at the installation of origin. Master planning documents and installation drawings must be updated to reflect this site plan.

Point of contact is Mr. Ryan Bowers at Commercial: (571) 372-6706; DSN: 372-6706; or E-mail: ryan.w.bowers.civ@mail.mil.

ROBERTSON.WILLIAM.L.1015975098
Digitally signed by ROBERTSON.WILLIAM.L.1015975098
Date: 2019.05.30 15:26:44 -04'00'

By direction for
THIERRY L. CHIAPELLO
Executive Director